

# *TOWN OF CANTON*

## *VISION 2050*



**CANTON**  

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**CONNECTICUT**

## Vision 2050

This proposed bonding package from the Board of Selectmen presents a long-term vision for Canton that will deliver public recreation, safety, education, and stability to a wider constituency of residents of Canton for the next 25 years. These items are proposed for bonding due to their large expenses and are viewed as essential financial investments in our town. The proposal consists of three parts:

- Complete renovation of the Town's recreational center at Mills Pond to deliver quality facilities for all our residents for decades to come.
- Pavement management improvements to “catch up” on past, seriously underfunded road repairs. Future pavement management is not anticipated to be funded through bonding, but rather done through annual budgets, combined with Capital Improvement Plan schedules.
- Roof replacement at Canton Intermediate School. This large cost is long-term necessary maintenance for our school and outside the scope of annual budgets.



# CIS ROOF REPLACEMENT

- Replacement of the Slate Roof & Black Membrane Roof Areas





# EXISTING SLATE ROOF CONDITION EXAMPLES





# EXISTING MEMBRANE ROOF CONDITION EXAMPLES



# MUNICIPAL OVERSIGHT REQUIREMENT

- The Canton PMBC (Permanent Municipal Building Committee) will be overseeing construction of the new roof due to requirements by the State Dept. of Education for school construction reimbursement.

# CIS ROOF REPLACEMENT & ESTIMATED COST

- Remove existing original slate roof (1934) and replace with standing-seam metal roofing.
- Replace existing 22-year-old black membrane roof with new.
- Install new flashing, gutters & other roof components as required.
- Total Estimated total cost: \$900,000.



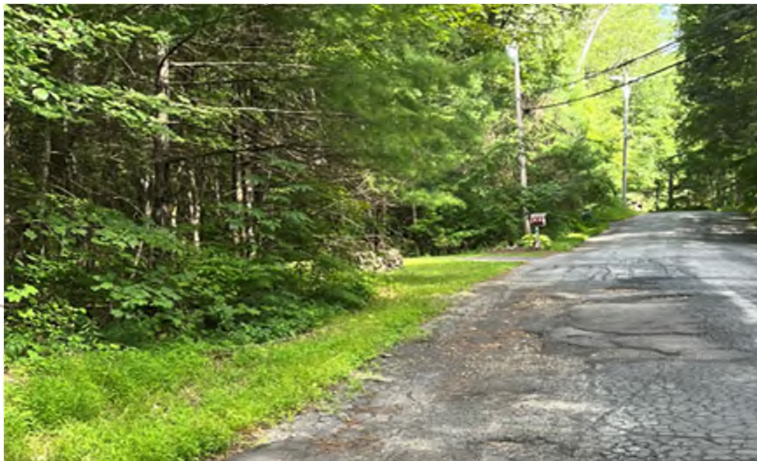


# ROAD CONSTRUCTION AND MAINTENANCE

- Enhancing your road surface by the following:
- Drainage Work
- Chip Seal
- Overlay- Crack Seal-Micro Surfacing
- Reclaim/Pave



# EXISTING PAVEMENT CONDITION EXAMPLES



# PAVEMENT REPAIRS HISTORY & COST

- An annual round of crack-sealing deteriorated roads costs approx. \$20,000 on average.
- DPW Personnel spend many hours patching and repairing roads in need of repaving.
- Deteriorated pavement can cause motor vehicle damage.
- Annual freeze & thaw accelerates pavement failure.

# ADOPTED PAVEMENT MANAGEMENT STRATEGIES

The town of Canton recently completed a townwide Pavement Condition Index (PCI) which is placing a grade on every road. Often, the grade equates to the repair strategy .

PCI range	Class
86-100	Good
71-85	Satisfactory
56-70	Fair
41-55	Poor
26-40	Very Poor
11-25	Serious
0-10	Failed

The PCI is divided into seven classes, but in practice a PCI lower than 40 is almost impassable.

Road Grade (PCI)	Pavement Restoration Recommendations
90-100	Fog Seal, Crack Seal, Micro Surfacing
69-80	Crack Seal, Chip Seal, Micro Surfacing
59-70	Chip Seal, Cape Seal, Overlay, Drainage
49-60	Mill & Overlay, Reclaim/Pave, Drainage
35-50	Mill & Overlay, Reclaim/Pave, Drainage



# 2026-2027 PAVEMENT SCHEDULE & COST ESTIMATE

Full road length (end to end)

Road	Square Yards	Road Grade	Repair Strategy
Old Canton Road	7,931	50	Reclaim/Pave & Drainage
Hanson Road	11,040	60	Reclaim/Pave & Drainage
Bunker Hill Road	15,488	65	Overlay & Drainage
East Mountain Road	17,433	65	Overlay, Drainage,& Widen Parts of Road

**Total Estimated Cost:**  
**\$1,300,500**



# MILLS POND RECREATION PARK



# VISION FOR A NEW MILLS POND PARK PROJECT PROPOSAL OVERVIEW:

- NEW, RECONSTRUCTED SWIMMING POOL AND DECK
- RECONSTRUCTED AND EXPANDED TENNIS, PICKLEBALL AND BASKETBALL COURTS
  - ROOF OVER TENNIS AND PICKLEBALL COURTS
  - RE-GRADED PUBLIC EVENT (CONCERT) AREA
    - NEW PAVEMENT
- ALL FACILITIES FULLY ADA ACCESSIBLE



# MILLS POND PARK AERIAL PHOTO

- Acquired by Town for public recreation.
- Olympic-sized pool constructed in 1976 has outlived its projected useful life. The choice of an olympic-sized pool was visionary at the time, designed to enable Canton to compete with swimming teams from other towns and offer recreation and swimming education to all the town's residents.
- Tennis courts have had numerous repairs made over the years.



Spring 2025

# 2025 POOL CONDITION

- Annual pre-opening repairs have averaged \$5,000/year for a number of years as the pool was deteriorating.
- By the spring of 2025, the pool walls collapsed and needed \$25,000 in emergency repairs in June 2025 in time to open for the summer season of 2025.
- These repairs were known to be temporary and may not survive another summer.
- The pool contractor stated that further repairs may not be possible due to existing poor structural integrity.
- Numerous pool contractors were consulted, and concurred that replacement is the most viable, cost-effective option.





# SPRING 2025 POOL WALL FAILURE





# SPRING 2025 POOL WALL FAILURE



# PROPOSED POOL AREA RECONSTRUCTION

- Revision to the pool layout adding a zero-depth “beach entry”
- L-shaped reconfiguration to expand competition and lap-lane swimming
- Expanded concrete decking and re-graded lawn areas, including shade canopies, for enhanced seating and family use
- New lighting for proper illumination
- New chain-link fencing
- Storm water area reconstruction to divert rain from pool area, especially important for increased heavy rain events
- Overall, the pool will contain less water and require less water treatment for public safety





# PROPOSED POOL AREA RECONSTRUCTION





# 2025 COURT CONDITION

- **Note: The tennis courts are used by both the public and our school system for tennis and pickleball.**
- **The tennis courts had been deteriorating for years, and in 2015 major repairs were made on all playing surfaces at a cost of \$52,000.**
- **Beginning in 2019, the courts have required annual repairs by DPW each spring at an average of \$5,000.**
- **More intensive repairs were needed in 2022 for over \$20,000.**
- **In the spring of 2025, the courts were considered unsafe and were closed until repairs could be done, resulting in all 2025 CHS tennis matches to be cancelled.**
- **DPW made safety repairs which allowed the courts to be re-opened in June 2025.**

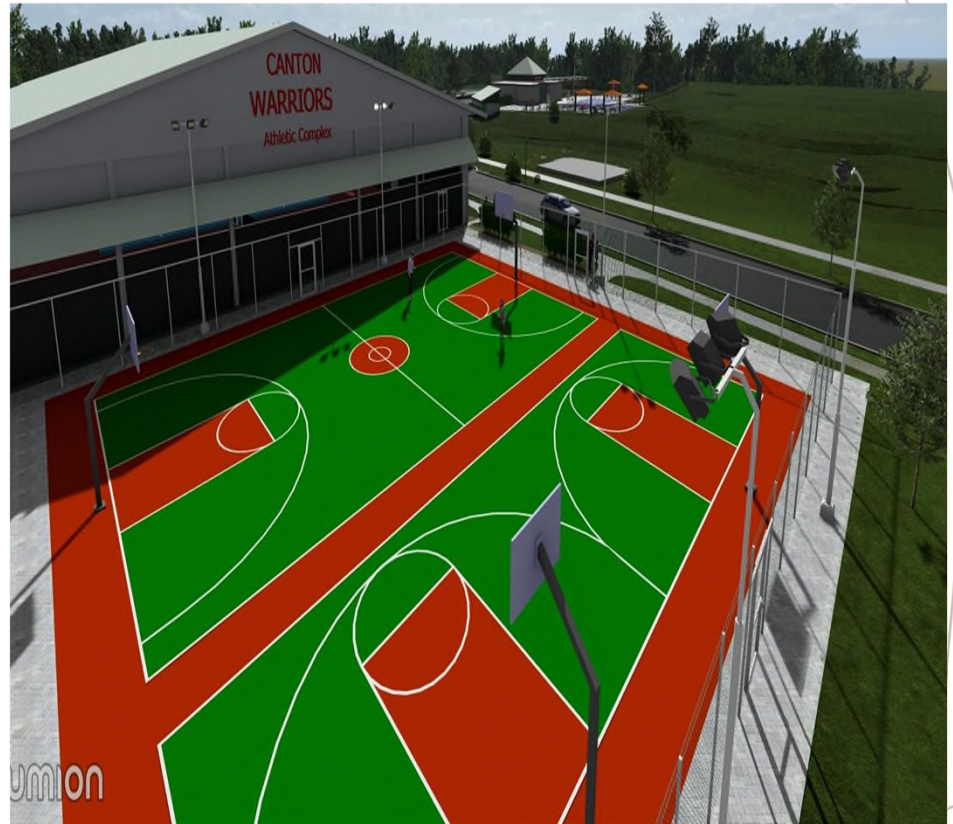


# SPRING 2025 COURT CONDITIONS



# TENNIS AND BASKETBALL RECONSTRUCTION

- All courts will include post-tensioned concrete surfaces that carry a 50-year warranty.
- Tennis/pickleball courts will be located on a level, higher elevation to the west of the basketball courts.
- Open-air basketball courts will be located on a lower, sidewalk-level area along East Hill Road.
- A vegetated berm will be planted separating the basketball courts from the neighborhood on East Hill Road, to reduce noise in the neighborhood as well as provide privacy.
- Tennis courts will include lines for both tennis and pickleball use.
- New lighting for sport specific, safe illumination to allow for play on dark days and evenings.
- New all-steel frame and roof structure.
- New chain-link fencing.

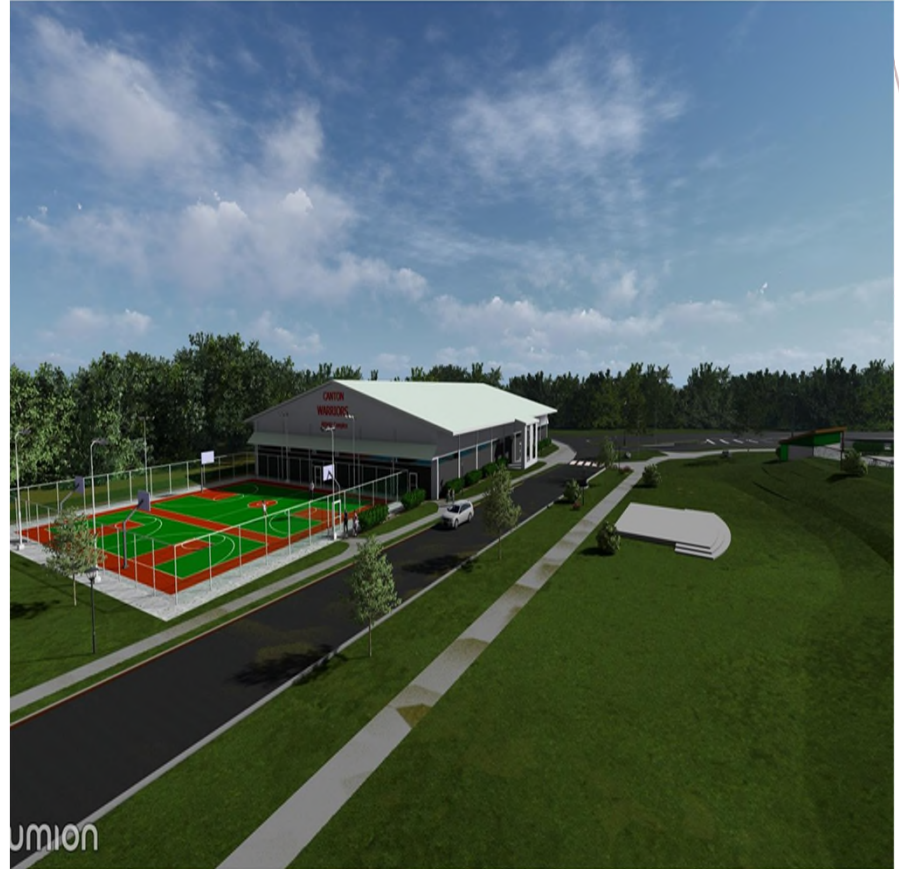




# TENNIS COURT ROOF STRUCTURE

While this expense could be removed from the Mills Pond Renovation plans to reduce overall costs, the Board of Selectmen urges that it be retained because it:

- Protects and extends the useful life of the playing surface and reduces maintenance
- Greatly enables more year-round use of the courts by both the schools and the public
- Indoor lighting allows for play on dark days, rainy days, and evenings
- A four-sided retractable wall system could be installed in the future
- Enables Canton to achieve more of its vision for a modern, full-service recreational facility. Without the roof, we will not fully meet the needs of the schools and public



# IMPROVED OUTDOOR EVENT AREA

- **As part of the pool renovations and for little additional cost, the hillside used for outdoor concerts would be re-graded to create tiered, level areas for chairs, blankets, and family groupings, making the area more useful and accessible for town concerts and other events.**

# MILLS POND PAVEMENT AND ACCESS

- Repave entire parking/drive areas.
- Add sidewalks and crosswalks to pedestrian areas.



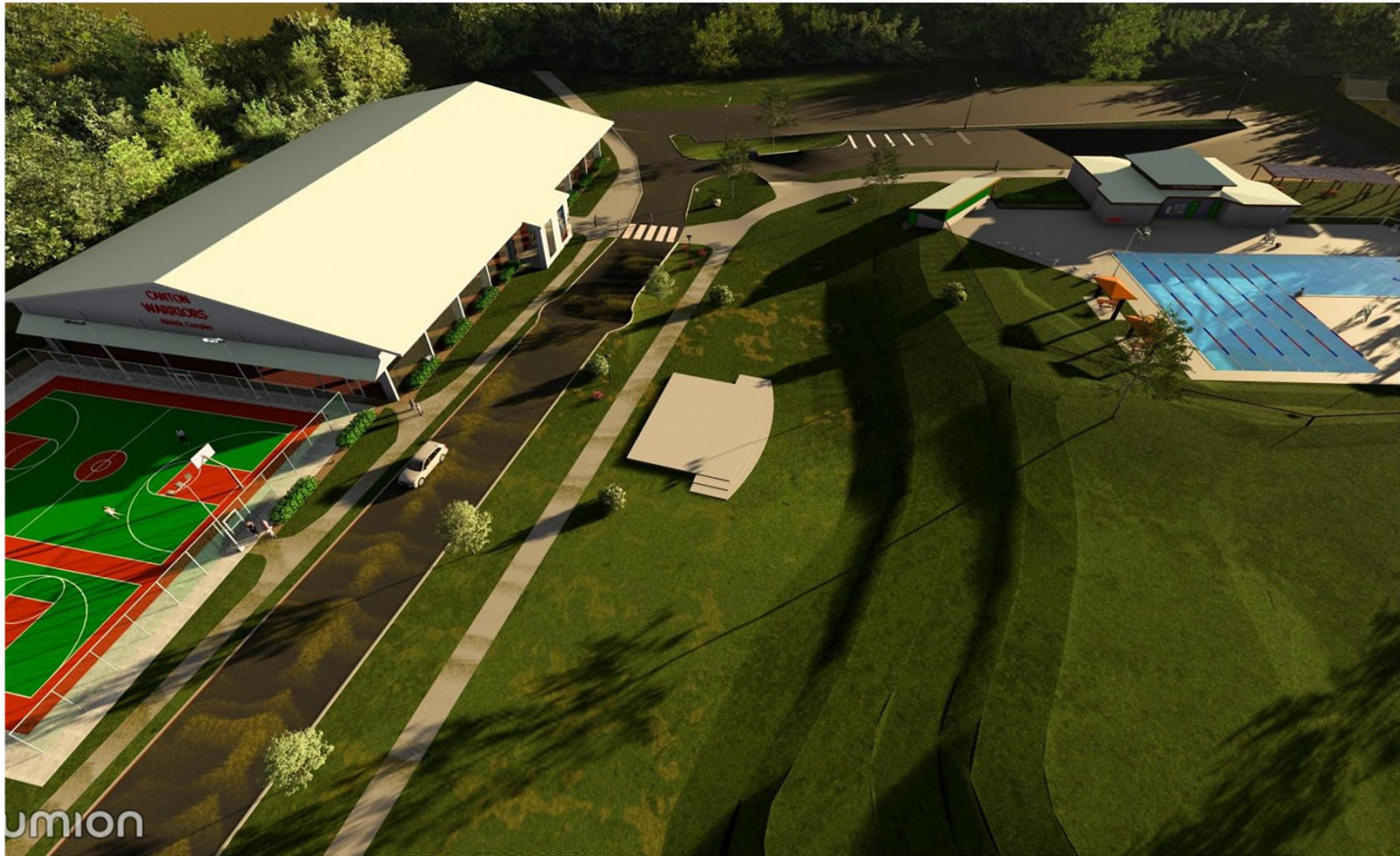


# MILLS POND PROPOSED PLAN





# MILLS POND PROPOSED PLAN



# **VISION 2050 FOR MILLS POND RECREATIONAL PARK SUMMARY AND RATIONALE:**

**Rather than continue the town's history of patching up antiquated facilities, the Board of Selectmen strongly recommends that the Town take the bold move to fund a complete renovation of Canton's premiere recreational facility, envisioning a modern, well-constructed recreational center that will serve all our residents for decades to come.**

**Involvement in sports changes over time, and Canton must provide facilities to meet residents' requests. Changes include:**

- **Increased need for zero-depth entry to the pool for a broader range of users as well as swimming lessons**
- **Expanded pool lanes for exercise and swimming competition**
- **Expanded pool deck areas for family use**
- **Rise of pickleball as a multi-generational sport bringing more demand for the courts**
- **School use of courts for physical education as well as athletics**
- **Safe and accessible courts for four seasons, including during dark, rainy days or at night**
- **More usable and welcoming public concert area**
- **ADA compliant entries to all our facilities**
- **Reduced maintenance costs for the pools, courts, and paved areas**



# VISION 2050 FOR MILLS POND RECREATIONAL PARK ESTIMATED COSTS:

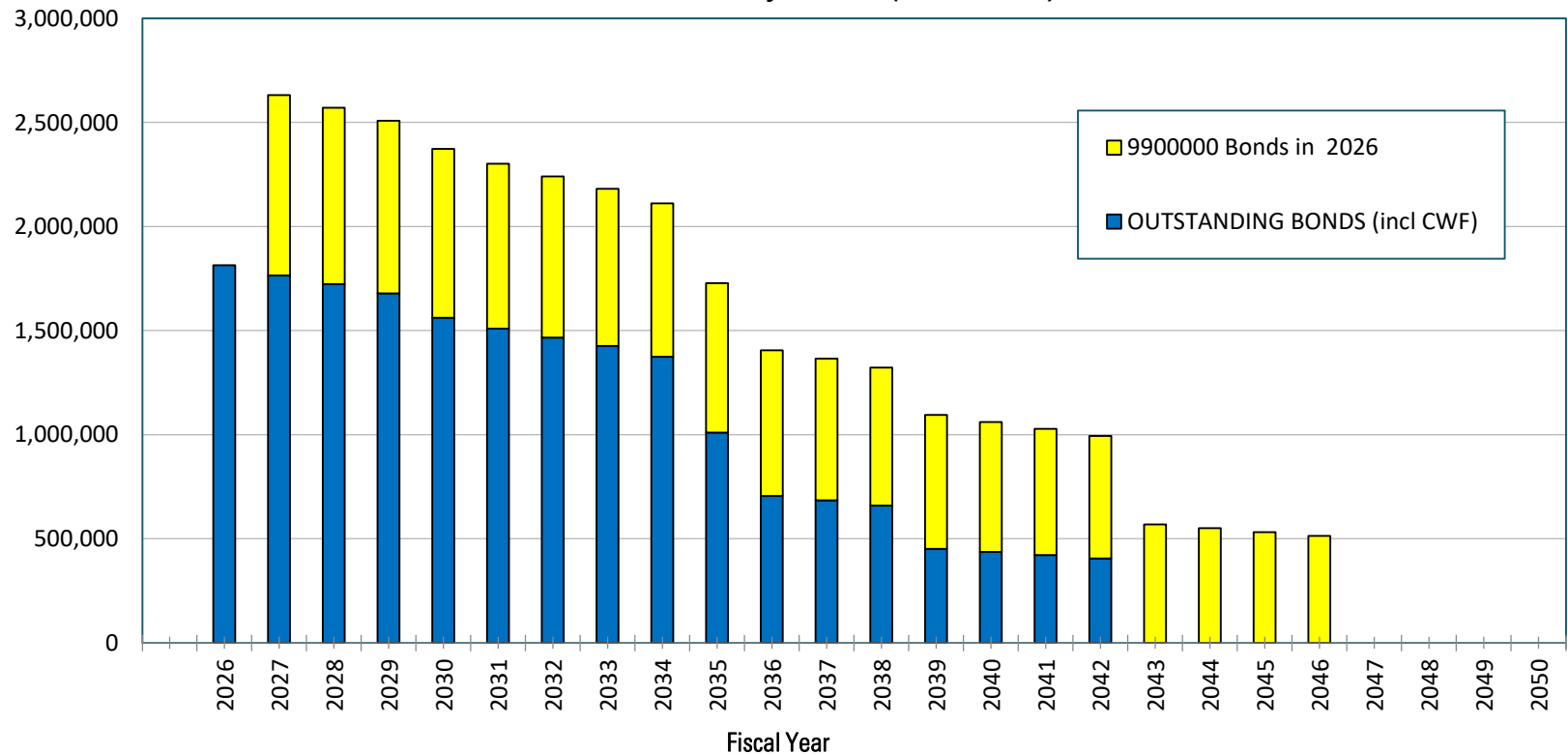
Estimated costs were provided by Millennium Builders

- We propose to perform the above listed work for the lump sum price of: Seven Million Seven Hundred-Thousand Dollars and No Cents (\$7,700,000.00)
- Add Alternate: Provide fixtures and piping for 2-3 spray fixtures in zero entry area: \$40,000.00
- Add Alternate: Mill and pave entire parking lot: \$198,700.00

# CURRENT DEBT PAYMENTS VS NEW DEBT

## Town of Canton, CT

*Debt Service Projections (estimated)*



- Current debt service shown in blue.
- Potential debt service if 9.9 million is bonded shown in yellow.

# IMPACT ON TAXPAYERS

Amount Bonded	Median Home Value	Additional 1 <sup>st</sup> year Debt Service payment	Tax Increase per year	Tax Increase per month
Current 2026	\$367,294			
4 million	\$367,294	\$350,000	95	8
5 million	\$367,294	\$437,500	121	10
6 million	\$367,294	\$525,000	147	12
7 million	\$367,294	\$612,500	169	14
8 million	\$367,294	\$700,000	195	16
9.9 million	\$367,294	\$866,250	242	20

## Assumptions:

- These amounts were calculated based on the current 2026 fiscal year budget, grand list, and median home value. It does not include any tax increases relating to increasing home values due to phase in, FY27 budget increases or impacts to the grand list.
- 3.75% interest rate was used in this example.



# CURRENT BONDING STATE OF AFFAIRS

End of year unassigned fund balance of the General Fund, (savings account) as of June 30, 2025 = \$6,941,717 or 14.3% of budgeted expenditures.

Annual debt service payment of the Town's General Obligation Bonds for Fiscal Year 2026 is \$1,735,554.

Currently, Canton's bonded debt ratio is 3.57% of the annual budget

Median average bonded debt ratio amongst municipalities in CT is 6.5% of budget

If all projects are approved, and bonded in April 2026, our bonded debt ratio rises to approximately 5%

# The Future

NEXT EXIT 

